

# DEVELOPMENT SERVICES NEWSLETTER

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**MISSION STATEMENT:** “Our Mission is to encourage and promote safe, quality development and construction in the City of Salina.”

### UPCOMING BUILDING ADVISORY BOARD MEETING DATES:

**June 14**

**July 12**

**August 9**

BAB Meetings are at 4:00 p.m. in Rm. 107 of the City County Building at 300 W. Ash.



### STAY INFORMED AND STAY INVOLVED:

Subscribe to email lists from the City’s website and keep up to date with:

- BAB meeting agendas
- Code Changes and Administrative Interpretations
- Continuing Education Opportunities

Go to [www.salina-ks.gov](http://www.salina-ks.gov), click on City Government, then click on Email Notifications



## Property Maintenance

The Property Maintenance Code, found in Chapter 31 of the Salina Municipal Code, was adopted by the Salina City Commission in 2013. This code addresses regulations and expectations for maintenance of ***all properties*** in the city limits of Salina. On April 25, 2016 a request to amend Chapter 31 was presented to the City Commission. The proposed amendments were passed by the City Commission on first reading. Second reading is scheduled for May 16, 2016.

The code applies to all structures and premises within the city limits of Salina and contains minimum requirements and standards for structures, equipment and facilities relative to light, ventilation, space, heating, sanitation, protection from the elements, life safety, fire safety and other hazards, and for safe and sanitary maintenance. The code also addresses the responsibility of owners, operators, occupants and tenants; the occupancy of existing structures, and the administration, enforcement and penalties. The Development Services staff of inspectors and code enforcement officers enforce the property maintenance code. Staff works with property owners and tenants with a goal of obtaining voluntary compliance.

### The Property Maintenance Code (PMC) focuses on these areas:

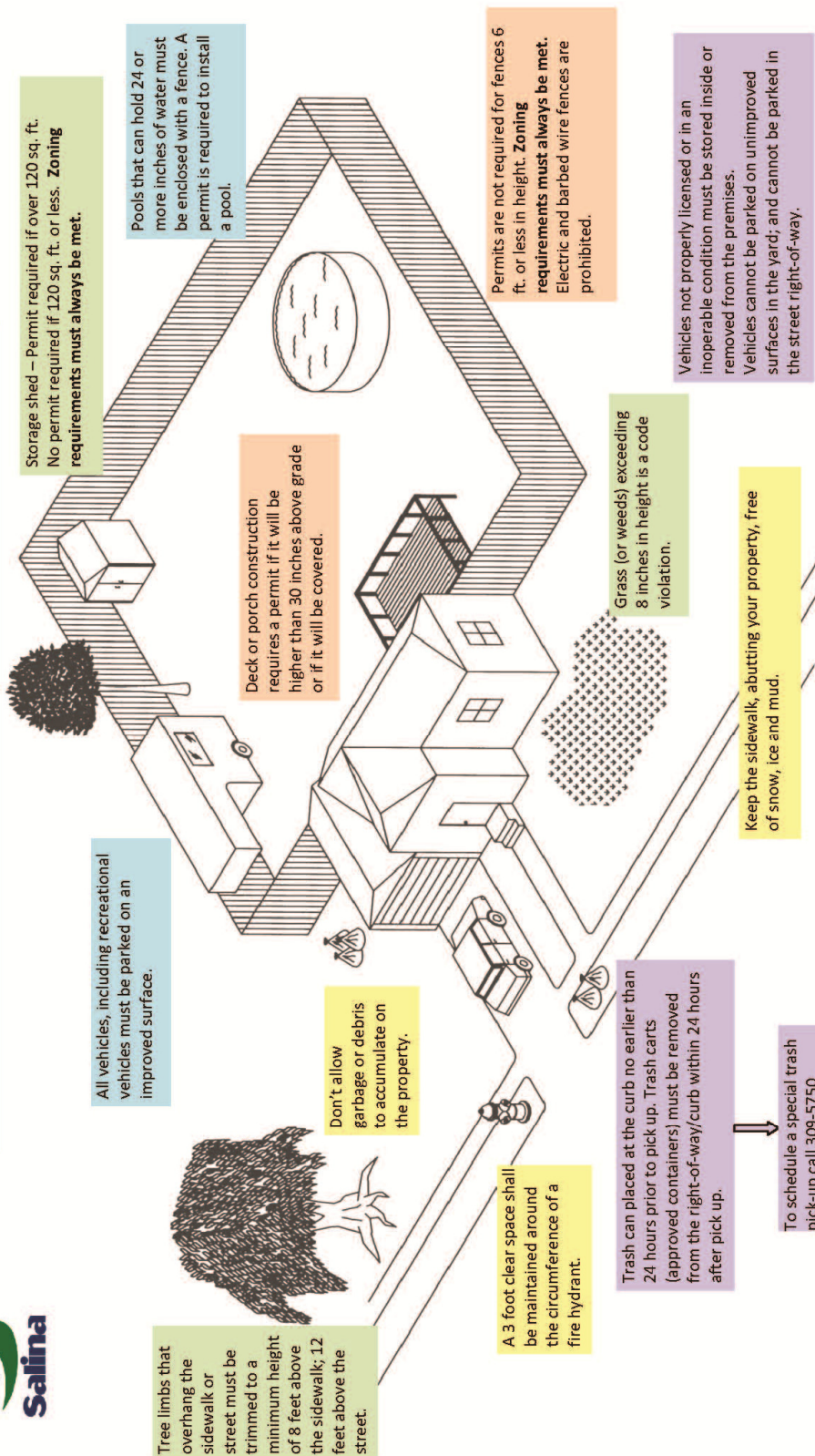
- *Tall grass & weeds (growth exceeding 8” is a violation)*
- *Trash, debris and garbage (accumulation and proper disposal)*
- *Inoperable vehicles (includes unregistered vehicles)*
- *Improper outside storage of unused or discarded items*
- *Furniture in yard and outside of the dwelling that is not intended for outdoor use*
- *Graffiti*
- *Parking on unimproved surfaces*
- *Deteriorated housing conditions*
- *Structural defects*
- *Maintenance of Public sidewalks and driveway approaches*
- *Trees overhanging public sidewalks*

Property maintenance also applies to active construction sites, with regard to mowing and trimming grass and/or weeds; proper storage of construction materials; and daily clean up of construction debris and trash. To access the Property Maintenance Code in its entirety, please visit the City of Salina website, [www.salina-ks.gov](http://www.salina-ks.gov), click on “City Government”, then click on “City of Salina Code”.

# BEING A GOOD NEIGHBOR

## Being a Good Neighbor

### Overview of Property Maintenance Codes for Residential Properties



**This is an overview only of some of the code requirements pertaining to residential property maintenance.**

**For additional information about code enforcement contact the Development Services Department  
(Neighborhood Services, Building Services and Planning Divisions)  
785-309-5720 or 785-309-5715.**

**THANK YOU FOR BEING A GOOD NEIGHBOR AND TAKING PRIDE IN MAINTAINING YOUR HOME!**

## Floodplain Re-Mapping Project

### Public Open House

On **Thursday, May 19, 2016** representatives from the Kansas Department of Agriculture Division of Water Resources, AMEC Foster Wheeler, FEMA, and City & County staff will host a public open house in **Heritage Hall of the Bicentennial Center** to present information to the public about the county-wide floodplain remapping project. Property owners will be able to obtain information about the status of their property on the updated Flood Insurance Rate Maps (FIRMs) and the status of any Letter of Map Change (LOMC) that may have been issued for their property. The public open house will run from **1:00 p.m. to 8:00 p.m.**

### Some Common Questions:

**Q: What is a floodplain?**

A: A floodplain is an area that will be inundated by a flood from a river, creek, ditch, lake or other source of flooding.

**Q: What is a 100-year flood?**

A: It is the flood that statistically has a 1% chance of occurring each year.

**Q: What is a 100-year floodplain?**

A: The area that will be inundated by the 100-year flood. It is also the area that is referred to by FEMA as the Special Flood Hazard Area (SFHA). It is the area of community where development must be regulated through a local ordinance conforming to the National Flood Insurance Program (NFIP).

**Q: How do I know if my property is in a FEMA floodplain?**

A: The Flood Insurance Rate Maps (FIRMS's) produced by FEMA are the most common tool used to identify FEMA floodplain areas. Several areas of flood hazards are identified on the FIRM, including the SFHA. Using this map, a property can be located and floodplain status determination can be made. FEMA maps are kept on file at the City-County Building, Room 201.

**Q: Is a FEMA floodplain the only type of floodplain?**

A: No. FEMA only regulates the 100-year floodplain for channels that have watershed (area that drains to them) greater than 1 square mile. Smaller channels, as well as storm sewer systems, also have the potential to cause flooding.

**Q: If my property isn't in any type of 100-year floodplain, could it still flood?**

A: Yes. Open channels, natural streams and enclosed storm sewer systems might become clogged. Other obstructions, such as landscaping, might change the direction of flow, causing it to be collected into a portion of a system undersized for that flow.

**Q: Can the floodplain location change?**

A: Yes. Often the floodplain changes because of development upstream. Sometimes errors are found on the FEMA maps and a revision can change the floodplain boundary. Sometimes drainage way alignments shift, either naturally or by development activities, changing the floodplain boundary. The current FIRM designates the official FEMA floodplain boundary for insurance purposes based on a 1986 flood study, but changes to the floodplain map may be made to it in the future.

**Q: Does the City require floodplain insurance?**

A: No. It is a federal requirement. The U.S. Congress established the National Flood Insurance Program (NFIP) in 1968. Participation in the NFIP is based on an agreement between local communities and the Federal Government that states if a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas, the Federal Government will make flood insurance available within the community as a financial protection against flood losses.

**Q: What if my lender requires flood insurance but I don't think my property is in the flood hazard area?**

A: A lender may set requirements for flood insurance that are more stringent than those set by FEMA. If the lender is requiring the insurance to meet mandatory flood insurance purchase requirements, then the property owner and the lender may jointly request that FEMA review the lender's determination. In response, FEMA will issue a Letter of Determination Review (LODR).

**Building Services Division  
Planning Division**  
300 W. Ash, Room 201  
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Salina, KS 67402-0736

Phone: Building Services  
785- 309-5715  
email: [building.services@salina.org](mailto:building.services@salina.org)

Phone: Planning  
785-309-5720

FAX: (785) 309-5713

**Visit the City Website**  
at [www.salina-ks.gov](http://www.salina-ks.gov)

## Building Advisory Board Update

### Board Members / Board Position:

Daryl Bixby, Chairman (position: B or C contractor)  
David Miller, Vice-Chairman (position: Design Professional/Engineer)  
Mike Flory (position: Realtor)  
Chad Robinson (position: A or B contractor)  
Ralph Carter (position: Mechanical / HVAC contractor)  
Mark Frazier (position: Plumbing contractor)  
Gary Palmateer (position: Master plumbing tradesman)  
William McBride (position: Electrical master or journeyman)  
Ryan White (position: Electrical contractor)  
Jim Ravenkamp (position: Master mechanical tradesman)  
Mike McCall (position: Design Professional/Engineer)

**If you would like to present an item to the Building Advisory Board, please contact:**

- Debbie Peterson at [debbie.peterson@salina.org](mailto:debbie.peterson@salina.org)
- Jim Brown at [jim.brown@salina.org](mailto:jim.brown@salina.org)

## Building Code Updates

The Building Advisory Board (BAB) and the code review sub-committees have completed a thorough review of the changes from the 2006 to the 2012 (2005/2011NEC) building codes. The BAB has made a recommendation for adoption. The City Commission held two study sessions in April during which Jim Brown, building official, presented an overview of the proposed code changes.

In the next few months (*date to be determined*) the City Commission will formally consider the adoption of the following model codes, with proposed local code amendments:

2012 IRC (International Residential Code)  
2012 IBC (International Building code)  
2012 IFC (International Fire Code)  
2012 UPC (Uniform Plumbing Code)  
2012 UMC (Uniform Mechanical Code)  
2012 IECC (International Energy Conservation Code)  
2011 NEC (National Electrical Code / NFPA 70)

To view the power point, an overview of proposed code changes, that was presented to the City Commission during the April study sessions, go to the city website, on the main page under **All Featured Items** and click on the link titled ***“Information About Proposed Building Codes”***.